



City of Carmel

Carmel Advisory Board of Zoning Appeals Hearing Officer Monday, July 26, 2004

The meeting was held at 6:15 PM in the Caucus Rooms on the Second Floor of Carmel City Hall on July 26, 2004. The Hearing Officer was Madeleine Torres.

Department of Community Services Staff in attendance: Angie Butler and Jon Dobosiewicz. John Molitor, Legal Counsel, was also present.

D. Public Hearing:

1d. Mayflower Park, Blk 6, Lot 2 - Ed Martin

The applicant seeks the following development standards variances:

Docket No. 04060012 V Chapter 25.7.02-8(c) east wall sign area

Docket No. 04060013 V Chapter 25.7.02-8 (b) number of signs

Docket No. 04060019 V ~~Chapter 25.7.02-8 (b) sign not facing frontage~~

WITHDRAWN

The site is located southwest of 99th St and Michigan Rd. The site is zoned I-1/Industrial within the US 421 Overlay Zone.

Filed by John Bennett of A/E Technologies for Ed Martin Pontiac GMC.

This item was tabled until the full BZA meeting at 7:00 PM.

2d. Greyhound Commons, Ph II: Parking

The applicant seeks the following development standards variances:

Docket No. 04060015 V Chapter 27.05 amount of parking spaces required

The site is located southeast of US 31 and 146th Street.

The site is zoned PUD-Planned Unit Development.

Filed by Mark Monroe of Drewry Simmons Pitts & Vornehm for Kite Development Co.

Present for the Petitioner: Mark Monroe, Drewry Simmons & Vornehm, 8888 Keystone Crossing, Suite 1200, Indianapolis, and Doug Peterson, Kite Companies. This phase is planned for four restaurants. This variance is to reduce the parking requirements from one space for every 2.5 seats to one space for every three seats within the restaurants. Surrounding communities have a similar requirement. Indianapolis requires one parking space for every four seats; Westfield requires one space for every three seats; Fishers requires one space for every three seats. With the reduction in parking spaces, there will be 536 parking spaces, instead of 584.

Members of the public were invited to speak in favor or opposition to the petition: no one appeared.

Mrs. Torres asked about the parking ratio in the Castleton and Keystone at the Crossing areas.

Mr. Monroe stated that it is one space for every four seats. He believes there is more parking required for fast-food type restaurants than for family type restaurants.

The Public Hearing was closed.

Ms. Butler gave the Department Report. The Department feels the reduction is logical. The Lowe's has abundant parking if there would be any overflow problem. The Department recommends positive consideration.

Mrs. Torres **APPROVED Docket No. 04060015 V, Greyhound Commons, Ph II: Parking.**

3d. Hamilton Crossing West, Bldg 3

The applicant seeks the following development standards variance:

Docket No. 04060016 V Chapter 25.7.02-10 (b) # signs per frontage

The site is located at 12800 N Meridian St. The site is zoned B-2/Business within the US 31 Overlay Zone. Filed by Steve Granner of Bose McKinney Evans, LLP for Duke Realty, LP.

Present for the Petitioner: Steve Granner, Zoning Consultant, 600 E. 96th Street, Suite 500, Indianapolis. Also present were Elizabeth Dinnin, Regional Vice President FCCI Insurance Group and Tassy Davis, Property Manager Hamilton Crossing. The variance is for a third sign on the building, which will be located on the south façade. A variance was granted recently to allow two signs on the Meridian Street frontage. The FCCI sign will be on the east end of the south façade of the building facing 126th Street.

Ms. Dinnin stated that FCCI has been in Carmel for 19 years, first as Monroe Guaranty Insurance Company and then as FCCI Insurance Group. Part of the agreement of the purchase of Monroe Guaranty by FCCI was that the company would maintain a local presence. They had their sign on the building until January or so. It was taken down because as part of reducing their space, Krieg DeVault moved into the building and they wanted their sign. They are asked many times if they have gone out of business or moved. They are proud to be part of Carmel and would like their name on the building.

Mr. Granner stated that the Ordinance reads one identification sign per each frontage on a public street with a maximum of three signs for lots with three or more frontages. The east façade has the Meridian Street frontage. The west façade, as well as the south façade, has the 126th Street frontage because of the way 126th Street curves around. Duke has another location that was granted a third sign by the staff because it has a frontage of about 20 feet on a third street. He stated that a representative of the West Park neighborhood has no objections to the sign.

Members of the public were invited to speak in favor or opposition to the petition: no one appeared.

The Public Hearing was closed.

Ms. Butler gave the Department Report. The Department feels the placement of the sign on the south façade is appropriate, rather than three signs on the east façade. The Department recommends positive consideration.

Mrs. Torres **APPROVED** Docket No. 04060016 V, Hamilton Crossing West, Bldg 3.

E. Old Business.

None.

F. New Business.

None

G. Adjourn.

The meeting was adjourned at 6:35 PM.

Madeleine Torres, Hearing Officer

Connie Tingley, Secretary